

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-SC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- PROJECT BOUNDARY IS BASED ON BOUNDARY SURVEY BY BENCHMARK ENGINEERING, INC. PERFORMED IN FEBRUARY, 2015. TOPOGRAPHY IS BASED ON FIELD RUN SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC., IN FEBRUARY, 2015.
- FOREST STAND AND WETLAND DELINEATION WAS PERFORMED BY ECO-SCIENCE, PROFESSIONALS, INC. ON NOVEMBER 4, 2014. THERE ARE NO WETLANDS, WETLANDS BUFFER, STREAMS, 100-YR FLOODPLAIN OR 25% OR GREATER STEEP SLOPES WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED WITHIN THE PROJECT SITE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE STREAM BUFFER.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES LOCATED ON THIS SITE.
- THIS PROJECT IS SUBJECT TO THE FOREST CONSERVATION REQUIREMENTS. IT IS ANTICIPATED THAT IT SHALL BE HANDLED VIA A FEE-IN-LIEU OR VIA OFFSITE WITHIN THE MITIGATION BANK OF PARK OVERLOOK, F-13-093.
- APPROVAL OF THIS ENVIRONMENTAL CONCEPT PLAN (ECP) DOES NOT CONSTITUTE AN APPROVAL OF ANY SUBSEQUENT AND ASSOCIATED SUBDIVISION AND/OR SITE DEVELOPMENT PLAN.
- REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION AND/OR SITE DEVELOPMENT PLAN STAGES. THEREFORE, THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS (INCLUDING THOSE THAT MAY ALTER OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES.
- THE STORMWATER MANAGEMENT PRACTICES SHOWN ON THIS PLAN ASSUME ADEQUATE SOIL BORING TEST RESULTS. THE DESIGN MAY NEED TO BE ADJUSTED AT THE NEXT STAGE AFTER SOIL BORING TESTING HAS BEEN COMPLETED AND AN ALTERNATE PRACTICE MAY NEED TO BE UTILIZED.
- APPLICABLE DPZ FILE REFERENCES: S-15-004
- THE SEDIMENT AND EROSION CONTROL SHOWN ON SHEET 2 IS A SCHEMATIC PRELIMINARY DESIGN. A MORE DETAILED DESIGN COMPLETE WITH SEQUENCE OF CONSTRUCTION, NOTES AND DETAILS SHALL BE PROVIDED AT THE NEXT PLAN STAGE.

SWM DESIGN NARRATIVE:

NATURAL RESOURCES SHALL BE PRESERVED AS THE ONLY ENVIRONMENTALLY SENSITIVE AREA ON-SITE IS A SMALL PORTION OF STREAM BUFFER LOCATED AT THE SOUTHWEST CORNER. NO DISTURBANCE WILL OCCUR WITHIN THAT BUFFER.

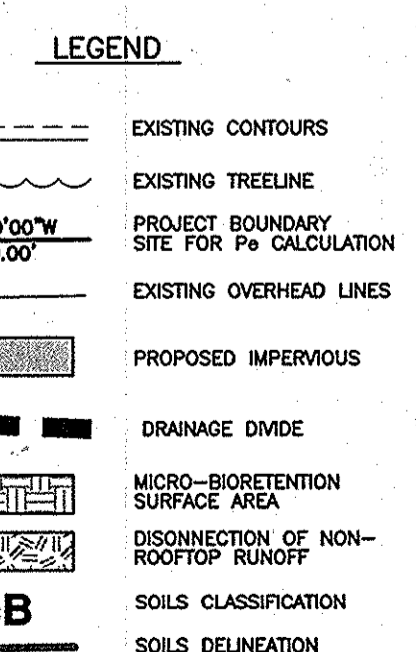
EXISTING FLOW PATTERNS SHALL BE MAINTAINED. APPROXIMATELY 80% OF THE SITE SHALL CONTINUE TO DRAIN TOWARDS THE SOUTHWEST CORNER OF THE SITE WHILE THE REMAINING PORTION SHALL CONTINUE TO SHEET FLOW TOWARDS OLD SCAGGSVILLE ROAD. THIS MIMICS THE EXISTING CONDITION DRAINAGE PATTERN.

IMPERVIOUS ARE IS BEING HELD TO A MINIMUM BY PUSHING THE PROPOSED HOUSES AS FAR FORWARD AS POSSIBLE TO THE USE-IN-COMMON DRIVE. ALSO, THE USE-IN-COMMON DRIVE IS THE NARROWEST WIDTH ALLOWED BY COUNTY REGULATIONS (16 FEET).

SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED MAINLY BY SUPER SILT FENCE AROUND THE PERIMETER EDGE. SINCE THIS IS A RELATIVELY SMALL DRAINAGE AREA, NO TRAPS OR BASINS SHALL BE NEEDED. THERE ARE NO IMPACTS TO SWM DESIGN BASED ON SEDIMENT AND EROSION CONTROL.

THE PROPOSED FIVE M-6 MICRO-BIORETENTION PRACTICES AND ONE AREA OF N-2 DISCONNECTION OF NON-ROOFTOP RUNOFF SHALL ADEQUATELY TREAT THE PROPOSED IMPERVIOUS AREAS. THE PRACTICES SHALL ALL DISCHARGE AT A LOCATION THAT IS NOT DETRIMENTAL TO THE ADJACENT PROPERTIES. INLETS SHALL BE PLACED IN THE M-6'S WHERE HIGHER STORMS MIGHT CREATE OVERFLOW ISSUES. FULL TREATMENT IS BEING PROVIDED THEREFORE THIS PROJECT CAN BE CONSIDERED TO BE TREATED TO THE MAXIMUM EXTENT PRACTICAL.

Site Analysis Data Sheet	
Gross Area	1.91 ac
100yr Floodplain	0.00 ac
Steep Slopes 15% or greater	0.00 ac
Wetlands	0.00 ac
Wetlands Buffer	0.00 ac
Stream	0.00 ac
Stream Buffer	0.01 ac
Forested Area	0.00 ac
Erodable Soils	0.00 ac
Limit of Disturbance	1.91 ac
Impervious Area	0.46 ac
Green Space	1.45 ac



NRCS SOILS CHART - HoCo Soils Map No. 28

SYMBOL	HYDRIC	GROUP	Kw	MAP UNIT NAME
Fa*	YES	D		FALLSINGTON SANDY LOAM, 0 TO 2 PERCENT
UcB		D		URBAN LAND- CHILLUM-BELTSVILLE COMPLEX, 0 TO 6 PERCENT SLOPES

ESD STORMWATER MANAGEMENT SUMMARY TABLE

Practice	#	DA to practice	Imp Area to practice	Q _{pe} = 0.33 inches		ESD _v = 2.283 cf		R _v = 0.28		Ownership
				Required	Provided	Required	Provided	Required	Provided	
(M-6) MicroBioretention	#1	2,808	1,990	56	80	PASS	193	188	1.2	Private
(M-6) MicroBioretention	#2	14,602	3,754	292	597	PASS	411	1241	1.2	Private
(M-6) MicroBioretention	#3	15,632	3,144	313	382	PASS	361	678	1.2	Private
(M-6) MicroBioretention	#4	14,668	7,214	293	426	PASS	703	736	1.2	Private
(M-6) MicroBioretention	#5	9,935	1,572	199	200	PASS	191	369	1.2	Private
(N-2) Disc. of Non-Rooftop Runoff		1,812	1,812					136	1.0	Private
Total Treated		59,457	19,486	1,153	1,685		2,283	3,356	1.8	111
Site Total			83,028	20,039						111

The 553 sf of impervious area that is left untreated is the portion of the driveway of Lot 1 that is below the trench drain and the portion of the use-in-common drive that is located in the public right-of-way. Total ESD_v provided meets that which is required.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad E. ... 6-18-15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kat ... 6-17-15
 CHIEF, DIVISION OF LAND DEVELOPMENT

BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE A SUITE 315 A ELICOTT CITY, MARYLAND 21043
 (P) 410-466-6103 (F) 410-466-6844
 WWW.BE-ENRINEERING.COM

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 23369.

HIGH RIDGE ESTATES
 LOTS 1 thru 7 AND OPEN SPACE LOT 8

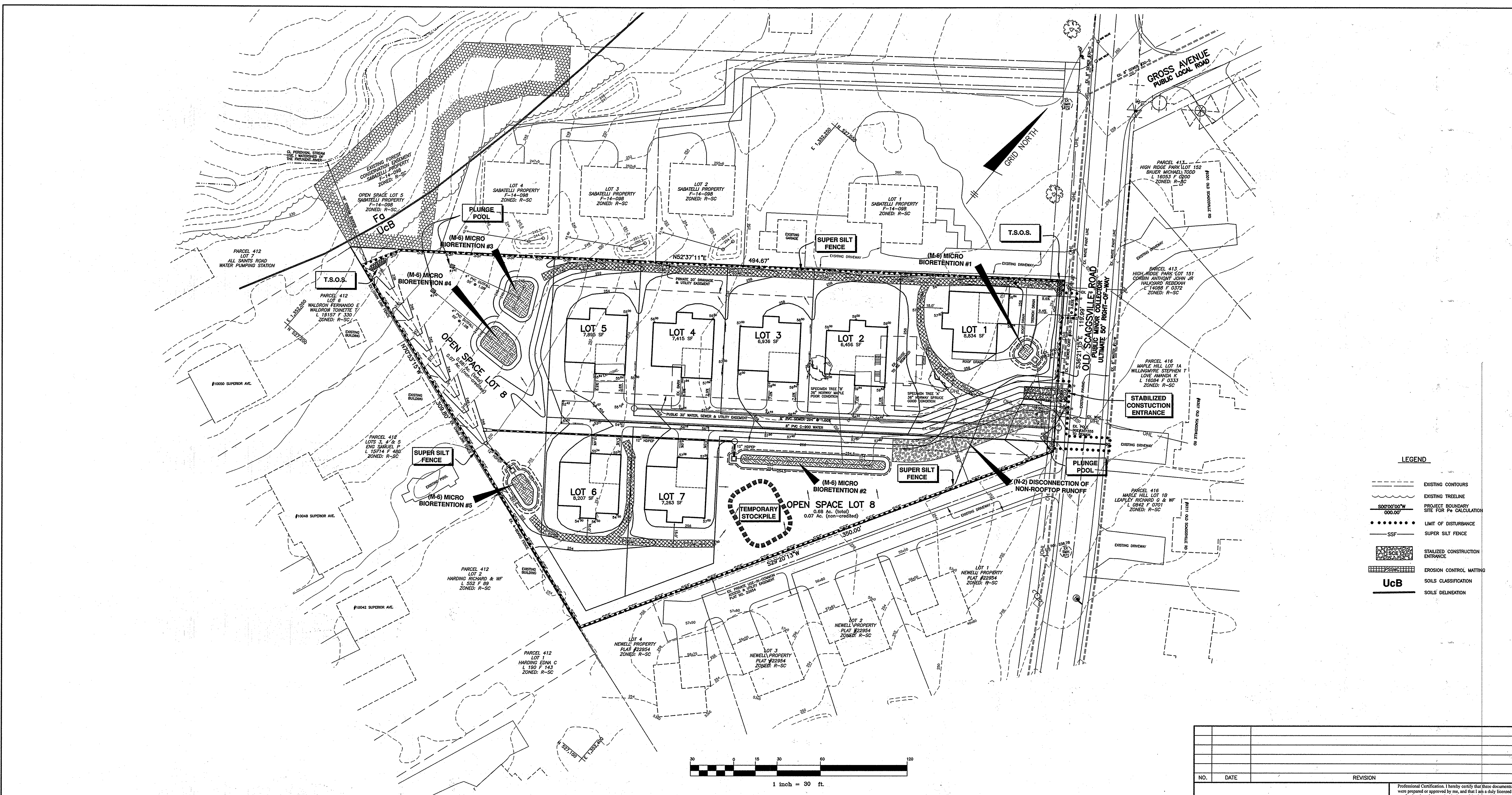
9306 OLD SCAGGSVILLE ROAD
 TAX MAP: 50 - GRID: 02 - PARCEL: 452
 ZONED: R-SC
 ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

ENVIRONMENTAL CONCEPT PLAN

OWNER: JAMES GRIMES AND GRACE C CHARLTON
 301-490-0388 (CONTRACT PURCHASER)

DEVELOPER/CONTRACT PURCHASER: DEVELOPMENT PARTNERS, LLC
 11807 WOLLINGFORD COURT
 CLARKSVILLE, MARYLAND 21029
 301-490-0388

DATE: JUNE, 2015 BEI PROJECT NO. 2667
 DESIGN: DBT DRAFT: DBT SCALE: AS SHOWN SHEET 1 OF 2



LEGEND

	EXISTING CONTOURS
	EXISTING TREELINE
	PROJECT BOUNDARY SITE FOR P _e CALCULATION 000.00'
	LIMIT OF DISTURBANCE
	SUPER SILT FENCE
	STABILIZED CONSTRUCTION ENTRANCE
	EROSION CONTROL MATTING
	SOILS CLASSIFICATION
	SOILS DELINEATION

NO.		DATE	REVISION
<p align="center">BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CIVILENGINEERING.COM</p>			
<p>Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 15095, Expiration Date: 6/30-2017.</p>			
OWNER:		<p align="center">HIGH RIDGE ESTATES LOTS 1 thru 7 AND OPEN SPACE LOT 8 9306 OLD SCAGGSVILLE ROAD TAX MAP: 50 - GRID: 02 - PARCEL: 452 ZONED: R-SC ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND</p>	
DEVELOPER/CONTRACT PURCHASER:		<p align="center">ENVIRONMENTAL CONCEPT PLAN SEDIMENT CONTROL PLAN</p>	
DESIGN: DBT	DRAFT: DBT	DATE: JUNE, 2015	BEI PROJECT NO. 2667
		SCALE: AS SHOWN	SHEET 2 OF 2

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 6-18-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kate Sheehan 6-17-15
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

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